Table of Contents

F	пе	1993-0109 Name:	<u> </u>	<u>rkm</u>	an Building – 1003 winters Avenue - SPR											
X		A few items are denoted with an asterisk (*), which means the instances, not all entries designated to be scanned by the department of certain files, not found on the standard list. For this Remaining items, (not selected for scanning), will be marked guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Q full, as well as other entries such as Ordinances, Resolutions, I Table of Contents Receipts for fees paid for anything	oar s re ed	tm easo pre	ent are present in the file. There are also documents on, a checklist has been provided. esent on the checklist. This index can serve as a quick System. Planning Clearance will need to be typed in											
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X	-	Reduced copy of final plans or drawings														
	 	Reduction of assessor's map.														
<u> </u>		Evidence of title, deeds, easements														
ļ	ļ	*Mailing list to adjacent property owners														
L	<u> </u>	Public notice cards Property of contifications:														
		Record of certified mail														
L		Legal description														
		Appraisal of raw land														
<u> </u>		Reduction of any maps – final copy														
<u> </u>	ļ.,	*Final reports for drainage and soils (geotechnical reports)														
<u> </u>	igspace	Other bound or non-bound reports														
L		Traffic studies														
X	X	Treview Comments														
_	_	*Petitioner's response to comments														
L	Ш	*Staff Reports														
<u> </u>		*Planning Commission staff report and exhibits														
<u> </u>	Ш	*City Council staff report and exhibits														
<u> </u>		*Summary sheet of final conditions														
<u> </u>	Ш	*Letters and correspondence dated after the date of final appr														
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: X X Planning Clearance - 9/28/93 - **																
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SITE PLAN REVIEW

109

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O Industrial Pretreatment Sign-off	VII-4	1		1		Ш		! !		_		1	_					_	_	_	_	4	_	_		_	_	_	_	_	_	4		
● General Project Report	X-7	1	_	1	1	1	1	111	1	1	1	1	1	1	1	1	11	1	1	1	1	_	4	4	_	4	_	_	_	_	_	4	<u> </u>	
O Elevation Drawing	IX-13	11	_	_	_	_	_			_	1	_	_				_		_	_	4	_	4	_	_	_	_		_		_		4	
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O Road Cross-Sections	IX-27	1		_	L			1 1	-+			+		_				+	+	+	+	+	-	+	-	-		\dashv	-		-+	+	\dashv	
O Detail Sheet	IX-12	1		_	-	-	-	-	-+	╣	-+	┵		_			-	+	+	+	+	-	+	- ¦	-	⊣	-	+	+	-	-+	+	\dashv	
Landscape Plan	IX-20	2		1	-				-+		1	+	+	_	_			$\frac{1}{1}$	+	+	+	+	+	+	-	+		+	-	-	-	+	+	
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O Phase I and II Environmental Report	X-10,11							-	+	-	-	+	+	_			-	╅	+	┿	+	+	\dashv	+	ᅱ	\dashv	-	┪	+	-	+	+	+	
O Traffic Impact Study	X-15	7							-+	ᅥ	-	+	+	-			+	\dashv	1	+	+	+	+	+	┪	\dashv	-	+	+	\dashv	\dashv	+	+	
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NOTES:

An asterisk in the item description column indicates that a form is supplied by the City. Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the 1) pre-application conference. Additional items or copies may be subsequently requested in the review process. Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

NARRATIVE

The building will be constructed on the site located at approximately 1103 Winters Avenue. The building is a 8,100 sq. ft. steel structure with steel siding. The flooring will consist of six inch concrete slab. There will be six 12x 14 overhead doors.

The primary use of the building will be for storage. The office use will comprise less tha 10 percent of the building. It is anticipated that the number of employees at this site will be less than eight full time.

REVIEW COMMENTS

Page 1 of 1

DATE:

September 1993

FILE #109-93

TITLE HEADING: Office Warehouse - ALCO Building

ACTIVITY: Site Plan Review - Office Warehouse

LOCATION: 1103 Winters

PETITIONER: ALCO Building Company

PETITIONER'S ADDRESS/TELEPHONE:

599 25 Road

Grand Junction, CO 81506

242-1423

ENGINEER/REPRESENTATIVE:

Joe Krabacher

STAFF REPRESENTATIVE: Dave

NOTE:

WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW

COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M.,

September 28, 1993

CITY AGENCIES:

CITY FIRE DEPARTMENT

George Bennett

244-1400

Submit a utility composite detailing water line sizes and fire hydrant ¹ Submit a storage plan detailing the type of storage, height and wareho Submit a complete stamped set of building and site plans for review and survey to determine the required flows.

CO SIUNOS 034 MTO 1-7.94

CITY DEVELOPMENT ENGINEER

Gerald Williams

244-1591

Driveways within the R.O.W. must by concrete per city standards.

COMMUNITY DEVELOPMENT

Dave Thornton

244-1447

1. The parking required for this use is equal to one space per the numl on the largest shift, plus one space for each vehicle used in operation

FILE #109-93

Page 2 of 2

The parking surface must be a "dust free" surface and parking stalls must meet city code. Please revise the site plan showing parking area and provide information necessary to determine number of parking spaces required.

- 2. Any proposed signage will require a separate sign permit. A licensed sight contractor is required to obtain the permit.
- 3. \$2,298.00 fee for drainage is required before the planning clearance will be issued.



September 16, 1993

Oity of Grand Junction, Colorado 250 North Fifth Street 31501-2668 FAX: (303) 244-1599

Keith Mumby c/o Golden, Summers, Mumby and Livingston P.O. Box 398 Grand Junction, CO 81501

Dear Mr. Mumby,

This letter is written to you regarding your client, Mr. Sparkman, and his development application for property located at 1003 Winters Avenue, Grand Junction, tax parcel # 2945-231-18-005.

The Community Development Department, together with the Public Works and Engineering Department, has reviewed the proposal and informs you that the proposed drainage for the project is acceptable subject to the following limitations.

The first limitation being that the payment of \$2298.00 in drainage fees is exclusively for the development and construction of the commercial building on the unsubdivided parcel, all as more particularly detailed in Community Development site plan review file number 109-93. This payment in lieu of construction of drainage facilities is acceptable to the City with the express understanding that if the property is further subdivided or any other building permit or permits is or are issued for any of the property, Mr. Spartman or any successors in interest, will be required to pay all applicable drainage fees or construct onsite drainage facilities for the entire parcel if not subdivided, or for any and all subdivided lots, if the parcel is subdivided. Drainage fees or construction of drainage facilities must occur prior to plat recording if subdivided or prior to issuance of any additional building permits if not subdivided.

The second limitation pertains to the City being able to secure all easements necessary for the conveyance of drainage from the property. If all necessary easements are not dedicated or conveyed to the City on or before October 15, 1993, the City shall notify Mr. Spartman that onsite drainage is required for all development occurring on the property whether the property is subdivided or not including the development proposed in file 109-93. If Mr. Spartman is notified on or before October 15, 1993, that sufficient easements, as determined in the absolute discretion of the Public Works Department of the City, are not dedicated or conveyed to the City, then the City will refund, upon construction and acceptance of City approved drainage facilities for the developed site, the \$2298.00 previously paid.

Onsite drainage facilities, if required to be constructed due to lack of easements, must be constructed no later than May 15, 1994.

If these terms and conditions are agreeable, please sign and have Mr. Spartman sign and this return this letter to me.

If you have any questions or if I may be of assistance, please let me know.

Community Development Department

Larry Timm

Richard Spartman

date

Golden, Summers, Mumby and Livingston

Keith G. Mumby

date