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File _		1994-0117 Name: 1217 Colorado Aven	ue	<u> </u>	Site Plan Review – Additional Residence		
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means to retrieval system. In some instances, items are found on the list file because they are already scanned elsewhere on the system, be found on the ISYS query system in their designated categor Documents specific to certain files, not found in the standard cl Remaining items, (not selected for scanning), will be listed and the contents of each file.	t b . T ie: hec	ut The s. ckli	are not present in the scanned electronic development see scanned documents are denoted with (**) and will ist materials, are listed at the bottom of the page.		
X	X	240.001.001.001.00					
		*Review Sheet Summary					
		*Application form					
X		Review Sheets					
X		Receipts for fees paid for anything					
		*Submittal checklist					
X	X	*General project report					
		Reduced copy of final plans or drawings					
X		Reduction of assessor's map.					
		Evidence of title, deeds, easements					
		*Mailing list to adjacent property owners			St. Commence		
		Public notice cards					
		Record of certified mail					
		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	*Review Comments					
		*Petitioner's response to comments					
_		*Staff Reports					
	\dashv	*Planning Commission staff report and exhibits					
-		*City Council staff report and exhibits					
*Summary sheet of final conditions							
DOCUMENT DESCRIPTION:							
ΨT	wT	DI : CI					
X		Planning Clearance – not issued – scanned to this file	_				
A		Commitment to Insure from Commonwealth Land Title Ins. Co.	_	_			
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117 9

We are adding a 4'x 8' bathroom onto initing from to make an apartment. We are putting in water swierings. Os for parking there are 5 parking spaces. Our phenious herital history shows only 2 on 3 tenants at any particular time have calls we have mad no parking phoblems.

REVIEW COMMENTS

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FILE # 117-94

TITLE HEADING: Site Plan Review -

Additional Residence

LOCATION:

1217 Colorado Ave.

PETITIONER:

Ron & Linda Wells

PETITIONER'S ADDRESS/TELEPHONE:

125 S. 11th St.

Grand Junction, CO 81501

PETITIONER'S REPRESENTATIVE:

Ron & Linda Wells

STAFF REPRESENTATIVE:

Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY FIRE DEPARTMENT

7/12/94

George Bennett

244-1400

We have no requirements at this time.

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

7/12/94

244-1656

A building permit must be obtained for the existing portion of the building as well as the addition. The building is going through a change in use and must comply to all the requirements of the Building Codes; ie. plumbing, mechanical and electrical. Inspections of these items are required before any occupancy.

CITY POLICE DEPT.

7/13/94

Dave Stassen

244-3587

I would recommend that adequate lighting be provided for the parking area and alley way for additional security in the areas used by tenants.

CITY UTILITY ENGINEER

7/18/94

Bill Cheney

244-1590

Contact City "Utility Billing" for change in monthly service and water billing.

FILE #117-94 / REVIEW COMMENTS / PAGE 2 OF 2

COMMUNITY DEVELOPMENT DEPT. Kristen Ashbeck

7/25/94 244-1437

- 1. What is the dimension between the proposed apartment building and the rear property line. Because it is adjacent to a single family residence (across the alley), the building must have a 10' setback in order to be changed to any other use other than as the existing garage.
- 2. Please provide more information regarding the use of the existing house in order to determine the parking requirement:
 - how many occupants?
 - how many bedrooms or/apartment units?
 - kitchen facilities, are they shared? does someone prepare meals for everyone? does each "unit" have a kitchen?
- 3. A Power of Attorney for potential alley improvements is required. A form will be required if item #1 is addressed.

(White: Planning)

Original
Do NOT Remove

FEE \$ 10.00 pd w/ site plan review

(Pink: Building Department)

From Office
PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

Grand Junction Department of Community Development					
BLDG ADDRESS 1217 Colorado SUBDIVISION					
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.					
SETBACKS: Front from property line or from center of ROW, whichever is greater Side from property line O' or O' if adjacent Rear from property line to residential use or zone which was not considered the constant of the constant o	DESIGNATED FLOODPLAIN: YESNO GEOLOGIC HAZARD: YESNO CENSUS TRACT TRAFFIC ZONE Parking Req'mt File Number Special Conditions:				
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.					
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.					
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action. Department Approval Applicant Signature Date Date Date					
Date Approved	Date (11) 11 5 1994				
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)					

(Yellow: Customer)

