Table of Contents

File		COU-1995-004.1
t	e	7/13/99
P	s	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some
I I	c	instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain
1 1	a	files, not found on the standard list. For this reason, a checklist has been included.
1 1	n n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
1 1	" e	guide for the contents of each file.
1 1	d	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.
X	$\frac{1}{x}$	*Summary Sheet – Table of Contents
H	\dashv	Application form
X	\dashv	Receipts for fees paid for anything
X	Y	*Submittal checklist
X		*General project report
	_	Reduced copy of final plans or drawings
-		Reduction of assessor's map
1	-	Evidence of title, deeds
		*Mailing list to adjacent property owners
\vdash	\dashv	Public notice cards
	4	Record of certified mail
-	-	Legal description
\vdash	\dashv	Appraisal of raw land
		Reduction of any maps – final copy
├┼	\dashv	*Final reports for drainage and soils (geotechnical reports)
-	}	Other bound or nonbound reports
•	\dashv	Traffic studies
X	+	Individual review comments from agencies
	X	*Consolidated review comments list
-	\dashv	*Petitioner's response to comments
\vdash	\dashv	*Staff Reports
1	7	*Planning Commission staff report and exhibits
\vdash	7	*City Council staff report and exhibits
\vdash	┪	*Summary sheet of final conditions
一	1	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration
1 1	1	date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X		Site Plan
X	X	Planning Clearance **
	I	

IV-12

الم الت USE North Location: Project Name: **ITEMS** DISTRIBUTION Lewis Jost H 1987 Police DESCRIPTION City Downtown Dev. Auth. County Planning City Utility Eng.— City Property Agent City Parke/Recreation City Fire Department City Fire Department SSID REFERENCE Corps of Engineers MOT De De County Bldg. Dep Irrigation District Drainage District Public Service GVRP Office District Attorney Fied West County F Sewer Water 35 <u>₹</u> • • 0 VII-1 Application Fee Submittal Checklist* VII-3 1 VII-3 1 1 1 1 1 1 1 1 1 Review Agency Cover Sheet* Planning Clearance* VII-3 82x11 • 11"x17" Reduction of Assessor's Map LVII-1 ● Evidence of Title Title Ins Policy WII-2 1 11 2copie O Appraisal of Raw Land VII-1 1 O Deeds VII-1 1 VII-2 O Easements 11 1 Avigation Easement VII-1 1111 HOW VII-3 1 VII-2 Improvements Agreement/Quarantee 1 VII-3 O COOT Access Permit 1 1 **VII-4** 11 O Industrial Pretreatment Sign-off General Project Report X-7 O Elevation Drawing IX-13 Site Plan IX-29 2 1 11"x17" Reduction of Site Plan 111 IX-29 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 2 O Grading and Drainage Plan 1X-16 Storm Drainage Plan and Profile IX-30 1 2 1 11111 1 2 1 Water and Sewer Plan and Profile 1 1 1 1 1 1X-34 0 Roadway Plan and Profile IX-28 O Road Cross-Sections IX-27 1 2 1 2 O Detail Sheet IX-12 Landscape Plan (if any-on site plan) /IX-20 2 1 1 O Geotechnical Report X-8 1 1 1 2 Final Drainage Report 0 X-5,6 X-14 1 2 Stormwater Management Plan 1 X-10,1 1 11 O Phase I and II Environmental Report Traffic Impact Study X-15 1 2

1) 2) NOTES:

MAY 1993

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 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.

cou-95-41

GENERAL PROJECT RECIEW · PETOT (SUBMITTED BY R. LEFEBRE)

My SUBMITTAL INCLUDES THE
FOLLOWING.

1. TO TAKE 629 NOVETH AUE, FROM
RESIDENTIAL TO COMMENCIAL.

2. TO MAKEOVER & REMODEL
SAID RESIDENCE FOR
CONMENCIAL PURPOSES.

SINCERELY

LEGISLOW

SINCERELY

LEGISLOW

LEGISLOW

SINCERELY

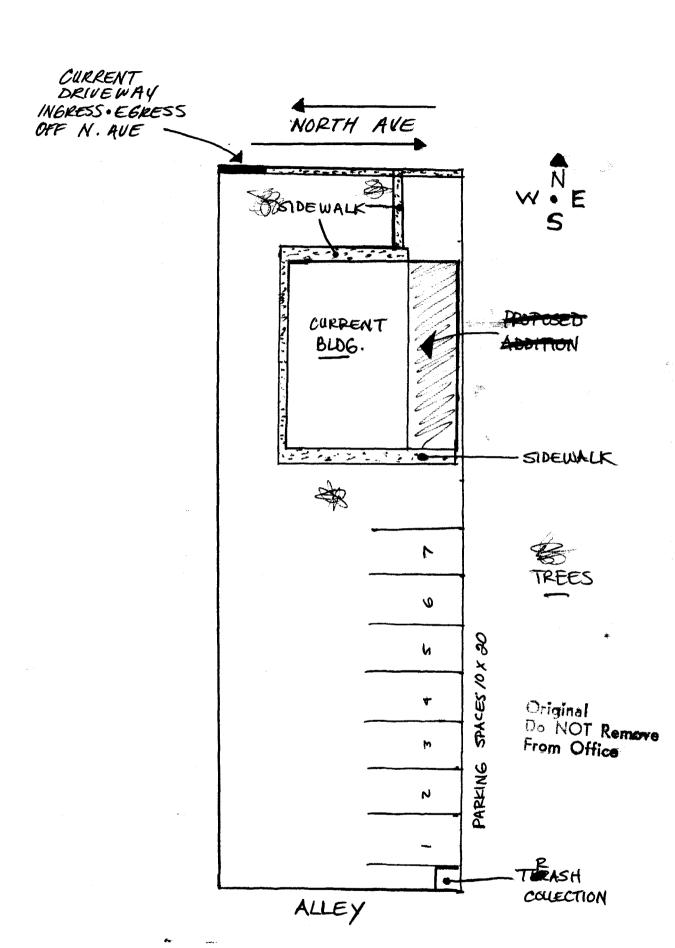
LEGISLOW

Original
TO NOT Remove
From Office

STITE PLAN 629 NORTH AUE.

PROPERTY 50'W 150'L COU-95-4.

SCALE I" = 20 FT.



REVIEW COMMENTS

Page 1 of 2

FILE #

COU-95-4.1

TITLE HEADING:

Change of Use -

Residential to Commercial

LOCATION: 629 North Avenue

PETITIONER:

R. LeFebre

PETITIONER'S ADDRESS/TELEPHONE:

3553 E Road

Palisade, CO 81526

464-5694

PETITIONER'S REPRESENTATIVE:

R. LeFebre

STAFF REPRESENTATIVE: Kristen Ashbeck

THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MARCH 2, 1995.

GRAND JUNCTION FIRE DEPARTMENT

Hank Masterson

02/09/95

244-1414

The Fire Department has no problems with this proposal.

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

02/08/95

<u>244-1656</u>

This building must be made to comply to all the requirements of the Uniform Building Code for Commercial use. I am available for an on-site inspection of the building if this becomes necessary. Handicapped accessibility must also be addressed.

CITY UTILITY ENGINEER

Bill Cheney

02/15/94

244-1591

There may be an additional sewer "Plant Investment Fee" required depending on the nature of the commercial business. The fee will be determined at the time of occupancy.

CITY DEVELOPMENT ENGINEER

Jody Kliska

02/15/95

2<u>44-1591</u>

Driveway is too narrow. Either close the existing North Ave. driveway or widen. A common access agreement with the adjoining property should be considered. Paving of parking area required. Power of Attorney for future alley improvements required.

Drainage fee = \$754.00. TCP = \$200.00 (Credit of \$500 for residential was subtracted from \$700 for retail).

FILE #COU-95-4.1 / REVIEW COMMENTS / PAGE 2 OF 2

COMMUNITY DEVELOPMENT DEPARTMENT Kristen Ashbeck

02/14/95 244-1437

- 1. Paving of all circulation areas (driveway, parking & parking aisle) is required. If not to be completed prior to occupancy of building, an Improvements Agreement & Guarantee is required.
- 2. Number of parking stalls proposed is adequate for retail use of existing building.
- 3. Current driveway is not wide enough for safe access. Need to widen driveway to west and obtain shared access easement from adjacent owner or utilize alley access only. If North Ave. access is proposed, a new permit from the Colorado Department of Transportation (CDOT) may be required. A review packet has been forwarded to CDOT.
- 4. Total sign allowance for the site is 75 square feet. A sign permit through Community Development Dept. is required.
- 5. Existing landscaping in front of building must be retained.

COLORADO DEPT. OF TRANSPORTATION

2/21/95

C. I. Dunn, Jr.

248-7232

A new access permit will be required due to the change in use.