Table of Contents

Fil	e	COU-1995-004.11
Da	te	7/19/99
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P e s e n t	S c a n n e d	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, 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 included. 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. 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	X	*Summary Sheet - Table of Contents
		Application form
X	X	Receipts for fees paid for anything
X	X	*Submittal checklist - Change of Use Review
X	X	
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list to adjacent property owners
	_	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 nonbound reports
		Traffic studies
X		Individual review comments from agencies
X	X	*Consolidated review comments list
		*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:
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X		Planning Clearance **
X		Assessor's map
\rightarrow	X	Plot Plan – not signed
X	X	Note to file – 1/8/96
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SUBMITTAL CHECKLIST

CHANGE OF USE REVIEW

Location: 125 N 22nd	Ct. Type of Use:																			
ITEMS	DISTRIBUTION																			
Date Received	 City Community Development City Dev. Eng. City Utility Eng. 	O City Property Agent O City Parks/Recreation	O City Sanitation City Fire Dent	1 1	O Water District O Sewer District	1 1	O Public Service O GVRP													TOTAL BEO'D.
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● General Project Report 11" x 17" Site Plan /	1 1 1	$oldsymbol{oldsymbol{\sqcup}}$	1 1 1		1 1	Ц.	1 1		\dashv	4	Ц	\dashv	Ц	4	\bot	\sqcup	4	4	\sqcup	
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NOTES: * An asterisk in the item description c	umn indi	cates th	at a fo	rm is	supp	lied I	by th	ne Ci	ty.											

Dec 22, 1995

The Troposed Use of Building lacated at 125 N 22ml ct. is a Resonic tele Ware house. The wavehouse is used for storage of Ceramic We E, related products. Sales are inholesale only. Jahn Celhune manager DAL-TILE 125 N 22 rd ct. Grand Jet, 18 8/50/

REVIEW COMMENTS

Page 1 of 1

FILE #COU-95-4.11

TITLE HEADING:

Storage to Warehouse

LOCATION:

125 N 22nd Court

PETITIONER:

Dal-Tile

PETITIONER'S ADDRESS/TELEPHONE:

125 N 22nd Court

Grand Junction, CO 81501

241-9418

PETITIONER'S REPRESENTATIVE:

John Terhune

STAFF REPRESENTATIVE:

Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

GRAND JUNCTION POLICE DEPARTMENT

1/2/96

Dave Stassen

244-3587

The Police Department has no problems with this change of use. I would encourage the petitioner to contact the Crime Prevention office for a C.P.T.E.D. based security inspection.

GRAND JUNCTION FIRE DEPARTMENT

1/3/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY DEVELOPMENT ENGINEER

1/5/96

Indy Kliska

<u>244-1591</u>

- 1. No Transportation Capacity Payment. The new use appears to be equal or less than the previous use.
- 2. Drainage is not an issue.

CITY UTILITY ENGINEER

1/5/96

Trent Prall

244-1590

Please contact Utility Billing at 244-1580 for information regarding potential changes in Sewer Plant Investment Fees.

COMMUNITY DEVELOPMENT DEPARTMENT

1/5/96

Bill Nebeker

244-1447

I have no comments on this change of use request.

Utility Engineer Review Comments

Date: January 5, 1996 By: Trent Prall

COU-95-4.11 Change of Use 125 N 22nd Ct. (Commercial to)

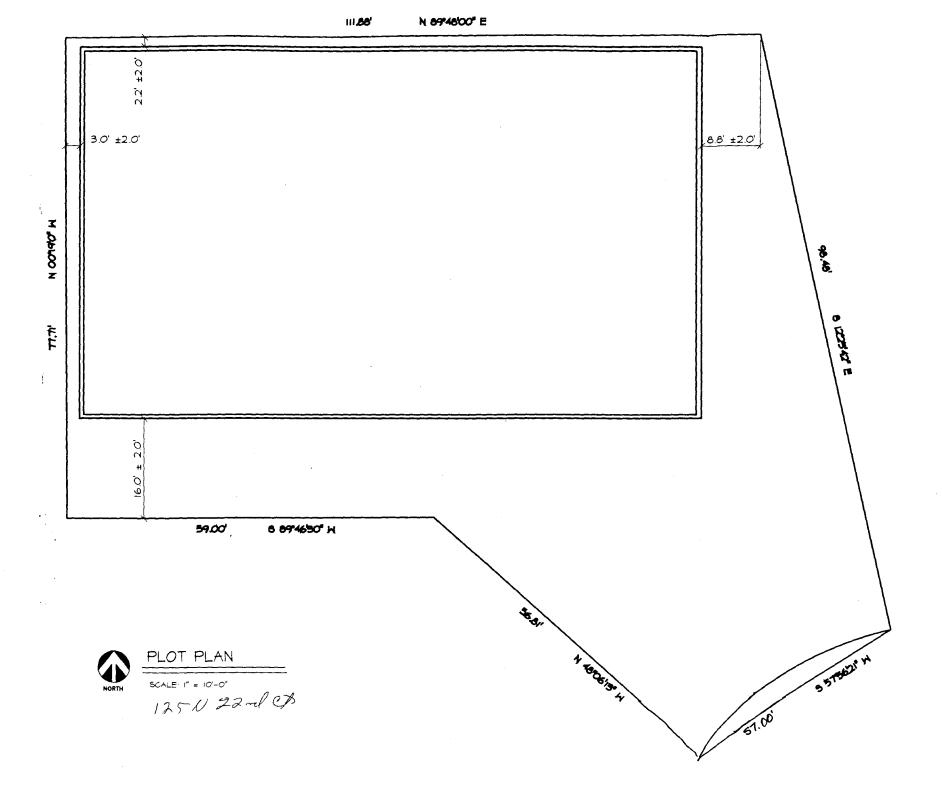
Petitioner: Dal-Tile Staff:

Please contact Utility Billing at 244-1580 for information regarding potential changes in Sewer Plant Investment Fees.

City of Grand Junction

Department of Public Works and Utilities

Page 1



Note to the file:

The applicant filed the change of use application in order to get a sign permit, which has been issued. The applicant failed to make any mention of a proposed showroom for the building. When new interior remodel is proposed, a revised change of use will be required to include the showroom. No new construction is proposed at this time. 1-8-96

INTERIOR OR EXECUTORS