Table of Contents

File_	SPR-1995-008
Date	7/19/99
PS	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some
r c	instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain
e a	files not found on the standard list. For this reason, a checklist has been included.
s n e n	Descripting items (not calcuted for ecomples) will be moreled assented to absolute This index can come as a suith
n e	guide for the contents of each file.
t 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.
XX	
	Application form
	Receipts for fees paid for anything
XX	
XX	
	Reduced copy of final plans or drawings
X	Reduction of assessor's map
XX	1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	*Mailing list to adjacent property owners Public notice cards
-	Record of certified mail
├ ─├	Legal description
	Appraisal of raw land
\vdash	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
XX	
	*Petitioner's response to comments
XX	
	*Planning Commission staff report and exhibits
<u> </u>	*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:
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XX	Site Plan – unsigned, not stamped
XX	Entry plan
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SITE PLAN REVIEW

Location: Santoval Drive Project Name: 6000 sa ft. distribut																																	
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1) 2) NOTES:

3)

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.

GENERAL PROJECT REPORT (NARRATIVE)

RE: 2218 SANFORD DRIVE, GRAND JUNCTION, CO A.K.A. LOT 10, BLOCK 5, SELLARS SUBDIVISION

It is our intent to build a 6000 square foot metal building to initially house the Mesa County Food Distribution program. We have been working with Mr. Larry Chynoweth of the Mesa County Helath Department on this project. Mr. Chynoweth has informed us that they will maintain three full time employees at this site. Their function is to distribute food to and instruct qualified persons in food preparation and handling.

Included herewith, are copies of the facade we intend to use to give the entrance of the facility a more esthetically appealing appearance. We plan to either landscape or pave the entire front of the property as indicated on the plot plan drawn by Marc Maurer. We are aware of the fact that we are required to landscape 5% of our parking area. It is our overall objective to retain this property as a long term investment and we are seeking to do a quality job. We own two other properties on this same street and hope to be able to build similar quality projects on each of them.

Ben D. Hill

Faith M. Hill

REVIEW COMMENTS

Page 1 of 1

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FILE #SPR-95-8

TITLE HEADING:

Site Plan Review - New

6,000 s.f. Food Distribution

Center

LOCATION:

2218 Sanford Drive

PETITIONER:

Ben & Faith Hill

PETITIONER'S ADDRESS/TELEPHONE:

1204 N 7th Street

Grand Junction, CO 81501

241-7653

PETITIONER'S REPRESENTATIVE:

Ben Hill

STAFF REPRESENTATIVE:

Tom Dixon

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPARTMENT

1/5/95

Bob Lee

244-1656

Need 2 set of architecturally stamped plans for our code review. Rear wall will have to be one (1) hour fire resistive.

CITY DEVELOPMENT ENGINEER

1/11/95

Jody Kliska

<u> 244-1591</u>

A drainage fee will be accepted for this development. Please provide the following information: a) show the finished grading on the site plan with spot elevations and directional arrows for flow; b) provide a summary of the building size in square feet, the parking & loading area in square feet, landscaping in square feet so that I can calculate the fee. Please provide the finished floor elevation.

A detailed site plan is required - see attached checklist. Handicap parking must be signed & striped in accordance with City standards.

Transportation Capacity Payment - \$1,464.00.

CITY PARKS & RECREATION DEPARTMENT

1/11/95

Don Hobbs

244-1542

I assume that this is classified as a public facility and therefore exempt from open space fees.

SPR-95-8 / REVIEW COMMENTS / page 2 of 2

CITY UTILITY ENGINEER

1/12/95 244-1590

Bill Cheney

WATER - Ute Water

SEWER - the lot is part of the Grand Junction West Sanitation District, consequently additional tap fees may be applicable. Contact City Utility Billing to determine extent of the fees.

MESA COUNTY PLANNING

1/11/95

Verna Cox

244-1637

No comment regarding County policies. Is the proposed location of this use convenient for the users? Do individuals visit the site for collecting food packages or is this a warehouse shere trucks pick up their loads?

COMMUNITY DEVELOPMENT DEPARTMENT

1/16/95

Tom Dixon

244-1637

See attached.

ADMINISTRATIVE REVIEW

FILE: SPR-95-8

DATE: January 16, 1995

STAFF: Tom Dixon, AICP

REQUEST: 6,000-square-foot food distribution center

LOCATION: 2218 Sanford Drive

APPLICANT: Ben & Faith Hill

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Food distribution center

SURROUNDING LAND USE: Industrial and undeveloped

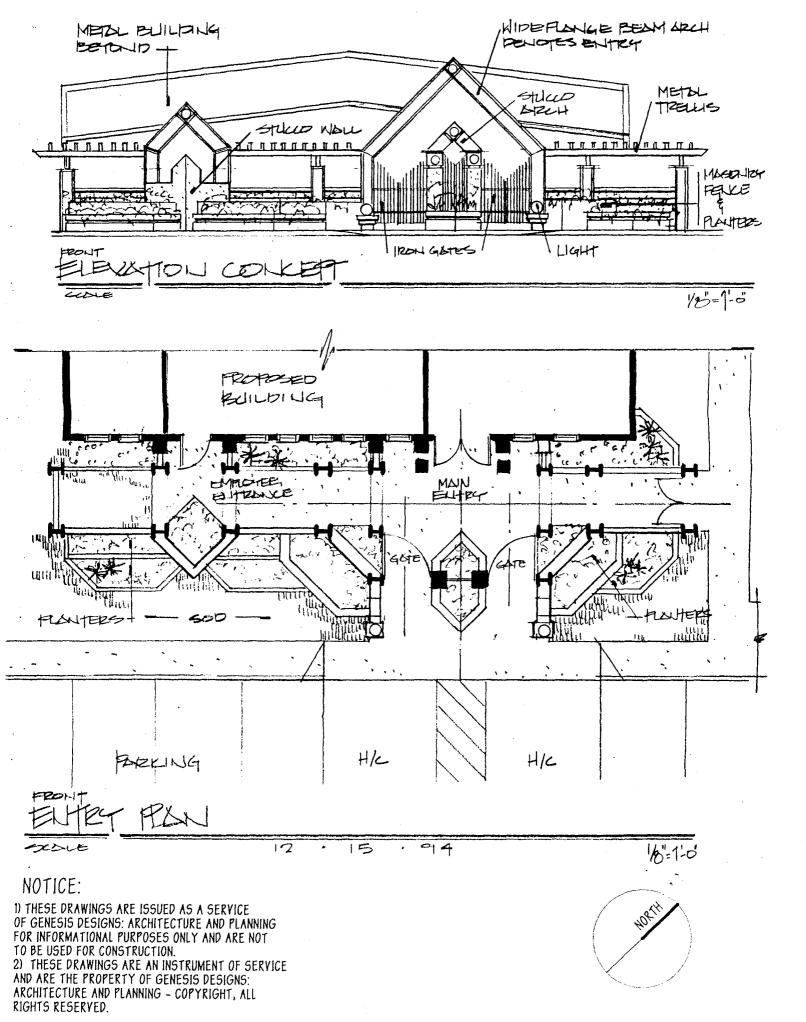
EXISTING ZONING: I-1

SURROUNDING ZONING: I-1

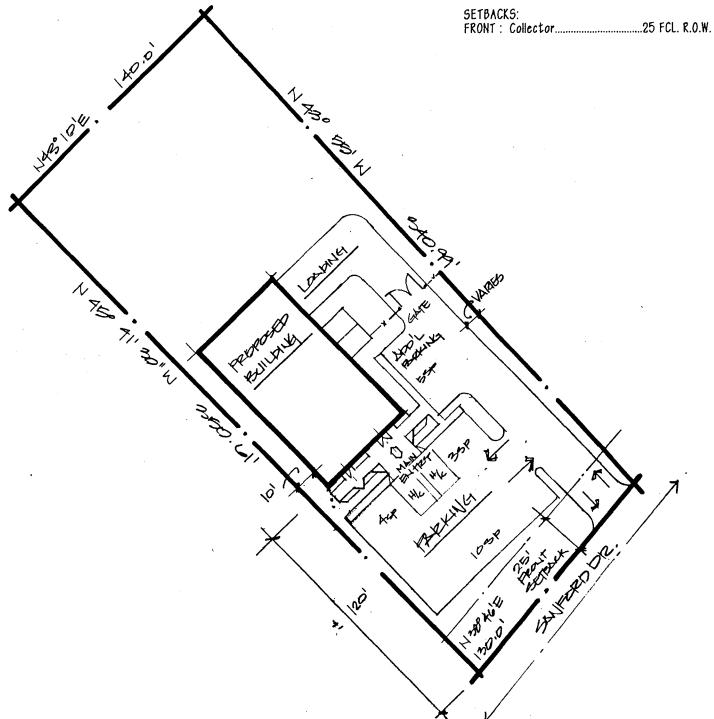
STAFF ANALYSIS: The proposal is for a 6,000-square-foot warehouse/distribution to serve food distribution for Mesa County.

ADMINISTRATIVE DECISION: Approval subject to the following issues being addressed and/or satisfied:

- 1) A more detailed site and landscaping plan is required and shall be submitted for review and approval prior to the issuance of a planning clearance.
- 2) The payment of a drainage fee will be accepted for this project. This fee will be determined by the City Development Engineer
- 3) A Transportation Capacity Payment of \$1,464.00 is due prior to the issuance of a planning clearance.
- 4) The payment for additional sewer tap fees, if applicable, are payable prior to the planning clearance.



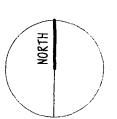
ZONE: CITY OF GRAND JUNCTION - 1 1



NOTICE:

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