Table of Contents

SPR-1995-011 File 7/9/99 te A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some Р S instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain r с e files, not found on the standard list. For this reason, a checklist has been included. \$ n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n n t guide for the contents of each file. đ 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. *Summary Sheet – Table of Contents x x Application form Receipts for fees paid for anything X *Submittal checklist x x *General project report х х Reduced copy of final plans or drawings 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 Individual review comments from agencies *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:** Flood Plain Permit x Planning Clearance Letter from Grady L. McNure, Chief, Western Colorado Regulatory Office to Michael Drollinger - 1/24/95 Policy provisions for policy 06-0010-61-2619 from Bank of Colorado Floor plan - 1 of 2 x Concrete slab foundation plan X



| Location: 599 Northgarte Dr. Project Name: <u>B&H Sports Expansion</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| ITEMS | | | | | DISTRIBUTION | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION SFR-95-11 due 1-24-95 | SSID REFERENCE | City Community Development | City Dev. Eng. | City Utility Eng. | City Property Agent | A RIMParkaraeton | City Fire Department | City Attorney | | County Ride Dent | | Drainage District | O Water District | O Sewer District | O U.S. West | O Public Service | O GVRP | O CDOT | - 1 | O Walker Field | | | | | | | | | | | | TOTAL REQ'D. |
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| NOTES: 1) An asterisk in the item d 2) Required submittal items pre-appiication conferenc 3) Each submitted item mu | and districts and districts | ibu na | tio Lit | n a em | ire Is c | inc or c | lica :ooi | ited | by ma | r fill v b | ed e : | in sub | ciri se | cie: au | s, s enti | sor Iv r | ne 'ea | of ue: | wh ste | iich d ii | h th | e r | ev | iew | | roc | es | s. | | | | |

MAY 1993

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SITE

IV-12

Mesa County Planning Division Project Narrative

PROJECT NAME: B AND H ADDITION OWNER: GUS CARLSON DECEMBER 19,1994

- 1. The buildings will house office/warehouse space.
- 2. The new structure will be 5,400 total square feet. The building will be separated into three units each containing 1800 square feet. Each unit will contain a maxium of two employees. The unit directly adjacent to the present building will be used by the current employees.
- 3. The construction will be a slab on grade with a pre-engineered steel structure. Also parking and landscaping as required will be completed as shown on site plan.
- 4. The area that would be impacted by the stucture would be the corner of F. Road and Northgate drive. The lot now has an existing business located on it. The new structure will have little impact on other buildings in the immediate area.
- 5. There are no special conditions to be considered.

Submitted By, \sim / lacation

Robert V. Turner Alco Building Company Inc.

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CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

| APPLICANT: | ALCO BUILDING CO. |
|-----------------------|-----------------------------------------------------------------------------------------------------------|
| MAILING ADDRESS | 599 25 ROAD |
| | GRAND JUNCTION CO. 81505 |
| TELEPHONE: | Home () Work (303) 242-1423 |
| OWNER (If different t | han applicant):GUS_CARLSON |
| MAILING ADDRESS | 599 NORTHGATE DRIVE |
| | GRAND JUNCTION CO. 81505 |
| TELEPHONE: | Home () Work (303)245-6605 |
| COMMON LOCATIO | N OF PROJECT SITE: 599 NORTHGATE DRIVE (STREET ADDRESS) |
| MESA COUNTY ASSE | ESSOR'S TAX PARCEL NO: 2945-102-12-008 |
| BRIEF DESCRIPTION | N OF THE PROPOSED USE OF THE SITE: OFFICE/WAREHOUSE |
| RIVER, STATION: | Horizon Drive Channel |
| ELEVATION OF THE | 100 YEAR FLOOD EVENT: 4569 ft. |
| DETERMINED FROM: | () CORPS OF ENGINEERS, FLOOD HAZARD STUDY, NOVEMBER 1976 (XX) HUD FLOOD INSURANCE STUDY, JANUARY 1978 |
| ENGINEER: | Joe Kraybacher |
| MAILING ADDRESS | |
| TELEPHONE: | Work () |
| TO BE COMPLETED | BY STAFF: |
| DATE REC'D | |
| FILE NO | FEE \$125 |
| REQUIRED DOCUMENTS: | |
| | |
| | |

COMMUNITY DEVELOPMENT DEPARTMENT CITY OF GRAND JUNCTION

PROJECT INSPECTION REPORT

FILE #: SPR-95-11 PROJECT NAME: B&H SPORTS EXPANSION

INSPECTION DATE: 8-25-95

PROJECT PLANNER: MICHAEL T. DROLLINGER

Project completed as per approved plans

□ Project incomplete as noted below:

C.O. signed 8-31-95

SIGNATUR h:\mdforms\projinsp.wpd

DATE: 8-25-95

